

**Policy 1J – To preserve Bar Harbor’s historic and archaeological resources.**

The 1980 Comprehensive Plan includes an incomplete inventory of historic and archaeological resources. The Town should identify potential grant sources that would help the Town conduct a better inventory. Of particular value would be an inventory of the Town’s present historical structures and an inventory of archaeological sites.

Residents from Town Hill to Downtown highly value the community’s “dark skies” and are concerned they may not be able to see the stars at night. They believe the Town is at risk of losing this outstanding aspect of the community in its most rural as well as developed areas and seek to reduce light pollution.

**Strategy 1J1** – Update and complete a comprehensive survey of historic aboveground structures as well as historic and prehistoric archaeological sites, particularly sites relating to the earliest settlements and along the shoreline north of Downtown to Salisbury Cove. Identify additional properties and sites eligible for nomination to the National Register of Historic Places, and protect significant sites and resources. Use Town funds and seek grant funds, when available, to assist the Town in this effort.

*Implement in the mid-term.*

**Strategy 1J2** – Amend the LUO and building permit ordinance to:

- require development or other ground-disturbing activity proposed in archaeologically sensitive areas to demonstrate that it will not alter or harm archaeological sites that may be located on the site
- require development proposed within or adjacent to designated historic sites or districts and identified archaeological sites in designated **RURAL** and **RURAL RESIDENTIAL AREAS** to provide landscaped buffers along adjacent property boundaries and to undergo design review (see 2C below)
- require development proposed within or adjacent to designated historic sites or districts and identified archaeological sites in designated **VILLAGES** and **INSTITUTIONAL CAMPUS AREAS** to provide landscaped buffers along adjacent property boundaries at twice the width of required rear and side yard setbacks of the underlying zoning district and to undergo design review (see 2C below)
- require design review for proposed new construction or exterior renovation of sites identified in the Town's 1976 Historic Building Inventory (or its update), including denial if the proposed design is not compatible with the character of the adjacent area (see 2C below)
- investigate methods to strengthen the demolition and delay provisions to prohibit relocation of structures in designated historic districts or historic structures in designated **RURAL AREAS**, and within the **DOWNTOWN AREA**, to encourage and allow relocation of historic structures that are not within a designated historic district
- investigate methods to promote and encourage the maintenance and improvement of historic properties to avoid the need for demolition due to the building's disrepair
- provide density incentives to help preserve designated historic buildings as part of a Planned Unit Development application (PUD)
- apply the US Secretary of the Interior's standards for historic districts and historic properties for additions, partial demolitions, and infill development

*Implement in the short-term.*

**Strategy 1J3** – Update the 1976 Historic Building Inventory and, as appropriate, designate historic districts in portions of Salisbury Cove, Hulls Cove, and Town Hill.

*Implement in the mid-term.*

**Strategy 1J4** – Promote historic districts by:

- favoring walking tours over coach bus tours
- providing attractive signage that defines the limits of the District
- providing historical street signage and lighting
- providing, where possible underground utility service

*On going implementation.*

**Strategy 1J5** – Create a dark skies management plan and ordinance to implement the recommendations of the plan. Require a sunset provision for compliance.

*Implement in the mid-term.*

**Strategy 1J6** – Sponsor, with the Historical Society, MDI Water Quality Coalition, and other related groups, public workshops to discuss “NIMBY” (Not In My Backyard) and demonstrate how the community can grow in ways that respect and promote the character of Bar Harbor; for example, by showing:

- what can be done with stick built and manufactured homes
- how to develop compatibly with surrounding neighbors
- ways to protect groundwater in our homes and community
- ways to protect historic landscapes
- other ways to maintain and enhance community character

“NIMBY” is a public attitude that would deny location opportunity and/or application approval to a legal undertaking or use of land on grounds that are not based on planning or technical data or criteria. The basis for these denials is often some combination of anecdotal negative testimony, misinformation, fears, prejudice and/or biases.

*Implement in the short-term and on going.*

**Strategy 1J7** – Work with Maine Preservation, National Trust for Historic Preservation, the Maine Historic Preservation Commission, the Bar Harbor Historical Society and other historic preservation groups to create programs to encourage owners to conserve historic properties and buildings.

*Implement in the short-term and on going.*

**Policy 1K** – To support preservation of the Shore Path as a walkway for the public.

The Shore Path is a Town landmark that has been widely used and respected through generations. Over the years, sections of it have been closed off, in part because of landowners’ concern for personal liability<sup>1</sup> and costly maintenance.

Additionally, these citizens have a concern for privacy as nightlife in Bar Harbor has increased. To prevent further reduction, the Town should encourage and support preservation efforts by the Village Improvement Association as well

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<sup>1</sup> Unless a property owner is blatantly negligent in maintaining his or her property, state law limits owner liability when free public access is allowed for recreational purposes.

as offer to accept easements from the various property owners along the Shore Path. If the Town could negotiate adequate safeguards and protections, the property owner would benefit by the removal of the burden of maintenance.

**Strategy 1K1** – Maintain contacts with existing owners, establish contacts with existing owners, establish relationships with new owners, and continue to invest in and extend the Shore Path as opportunities arise.

*On going implementation.*

**Strategy 1K2** – Amend the LUO to exempt land included in the Shore Path from lot coverage calculations and setbacks if access is protected by a permanent easement.

*Implement in the short-term.*